


**PROPERTY DETAILS**
**PROPERTY HIGHLIGHTS**

<b>Strap#</b>	402306452002
<b>Total Land AC</b>	1.29 AC
<b>Total Land SF</b>	56,192 SF
<b>Current Use</b>	Vacant Commercial
<b>AADT</b>	I-75 – 55,000 Kings Hwy. – 14,600 Sandhill Blvd. – 12,600
<b>Zoning</b>	PD – Planned Development
<b>Submarket</b>	Charlotte County

- Direct frontage on Sandhill Blvd.
- Close to I-75 and Kings Hwy.
- Highest & best use for this property is hotel development, retail or restaurant
- Proximity to interchange
- Close to Walmart, national hotels, restaurants, etc.
- Active submarket
- Neighboring +/-1.20 AC available adjacent to the property at 24496 Sandhill Blvd.

**High Traffic  
Counts!**

For more information, please contact:

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## DEMOGRAPHICS

POPULATION	1 Miles	3 Miles	5 Miles
2018 Total Population:	4,992	32,310	69,090
2023 Population:	5,559	35,879	76,616
Pop Growth 2018-2023:	11.36%	11.05%	10.89%
Average Age:	54.10	50.40	49.00
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2018 Total Households:	2,370	14,336	30,837
HH Growth 2018-2023:	11.18%	10.90%	10.65%

## PROPERTY OVERVIEW



This property includes one parcel of vacant commercial land totaling approximately 1.29 acres. The parcel is located on the southside of Sandhill Blvd. and adjacent to Hampton Inn Port Charlotte to the east.

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